



VII.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Meeting Date: September 25, 2017
From: Cecilia Dvorak, Project Planner
Location: South of Olive Street Road, west of its intersection with Spirit Airpark West Drive
Description: **Canaan Crossing, Lot 2 SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 1.02 acre tract of land zoned “PI” Planned Industrial District, located south of Olive Street Road, west of its intersection with Spirit Airpark West Drive.

SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect’s Statement of Design for a new 10,000 square-foot service building. The proposed building is to be constructed of brick, EIFS, cast stone, and aluminum. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2903.

HISTORY OF SUBJECT SITE

The site was originally zoned “M3” Planned Industrial District by St. Louis County prior to the incorporation of the City of Chesterfield. The site is currently vacant and was rezoned to “PI” Planned Industrial District via Ordinance 2903 in July of 2016.

Since that time, the City approved the Site Development Concept Plan and Record Plat establishing the development as Canaan Crossing, and the Site Development Section Plan for the first lot of this development was approved in May. The subject site before the Commission today is the second phase of the five-phase development.



Figure 1: Aerial

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	"PI" Planned Industrial District	Vacant
East	"M-3" Planned Industrial District	Vacant
South	"PI" Planned Industrial District	Recently approved SDSP for professional and technical service and vehicle repair and service
West	"M-3" Planned Industrial District	Vacant

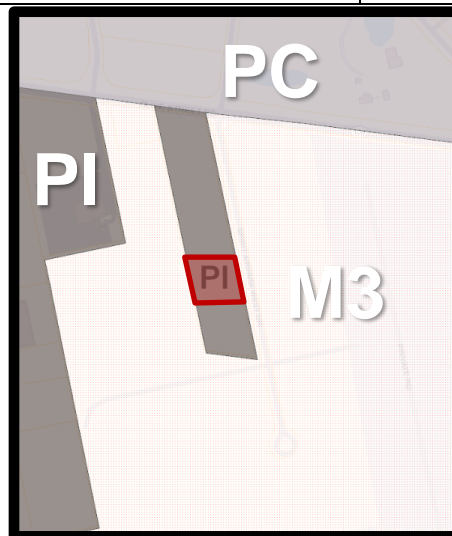


Figure 2: Zoning Map

STAFF ANALYSIS

The subject site is zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2903. The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan designates the area as being within the Spirit Airport Land Use designation, which is “planned for Spirit Airport Use” and the following Chesterfield Valley specific requirement is applicable:

- ***Façades***—Utilize architectural elements from the front façade on the side and rear of the structure, and screen trash enclosures and construct with materials consistent to the building.
 - *This requirement is met by the proposed building in that the materials used on the primary façade extend to all elevations of the building, and the trash enclosure material is consistent with that of the building.*

Access and Site Circulation

Currently, this site has access from Spirit Airpark West Road through a cross access easement through Lot 1 to the south. In the future, the site will also have access through a cross access easement through Lots 3, 4, and 5 to the north. These shared access points are consistent with that shown on the Site Development Concept Plan. This connection will also allow for a maximum of two curb cuts on the west side of Spirit Airpark West Drive.

The proposal includes a sidewalk along Spirit Airpark West Drive. As future development occurs to the north, the sidewalk will be extended to serve the adjacent development.

Parking

Parking is proposed in the front and rear of the building, with loading areas also located in the rear. The parking provided complies with the City’s Unified Development Code requirement and accessible parking spaces are located near the front entrances.

Landscaping and Open Space

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design provides a variety of deciduous and evergreen trees along Spirit Airpark West Drive and near parking areas.

Landscaping is also proposed along the front of the façade, which will be planted with annuals to permit for seasonal color and interest.

The dumpster enclosure and ground-mounted mechanical equipment will have screening walls that are constructed of the same material as the building. Bio-retention basins along the southern side of the property line will be planted with a variety of native grasses and forbs.

A minimum of 35% open space is required by Ordinance 2903 for each lot within this development. The proposed project on Lot 2 meets this requirement with 35% proposed open space.

Architectural Elevations

The applicant is proposing a single story building that is 30-feet in height and is comprised of brick, EIFS, cast stone, and aluminum. The building contains elements along the front and side elevations designed to human scale, including various windows, canopies, and columns.

The dumpster enclosure will be constructed of brick veneer to match the building. The gates are constructed of pine boards and the frame will be painted red to match the accent color utilized on the building.

The project was reviewed by the Architectural Review Board (ARB) on May 11th, 2017. A motion to forward the submittal to the Planning Commission with a recommendation for approval was passed by a vote of 3-0 with a consideration that the applicant build two (2) separate walls for the trash enclosure as opposed to a single shared wall in case one of the lots should redevelop in the future.

The applicant has indicated that the number of interior walls of the trash enclosure would be dependent upon the timing of construction. Should Lot 1 begin construction prior to the approval of Lot 2, two walls would be built, whereas if both are under construction at the same time, they would prefer to share one wall.

Lighting

The applicant is proposing ten (10) wall-mounted light fixtures and three (3) pole-mounted light standards. Each of these fixtures is utilitarian in nature and features fully-shielded, full cut-optics as required by the UDC.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Canaan Crossing, Lot 2.

MOTION

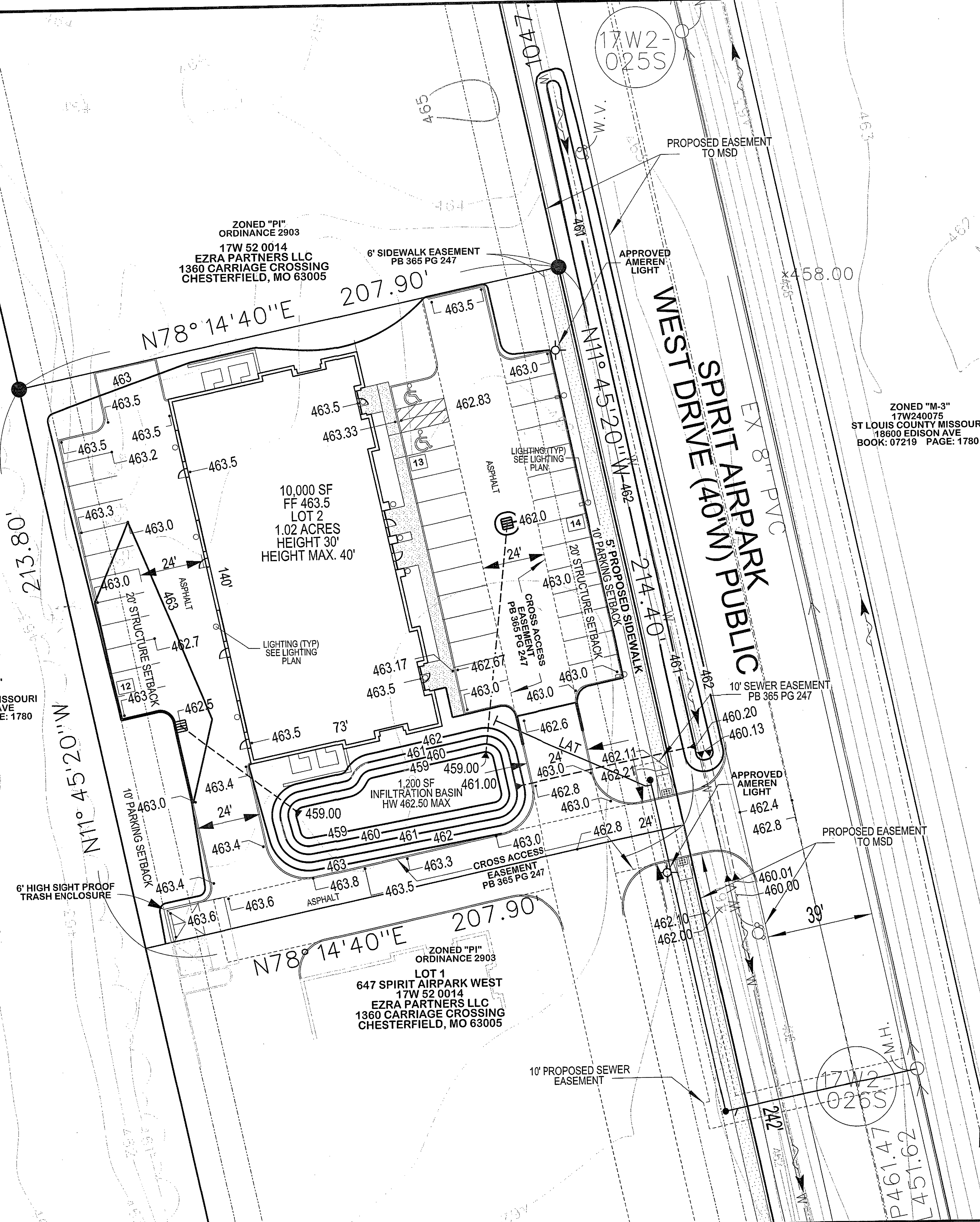
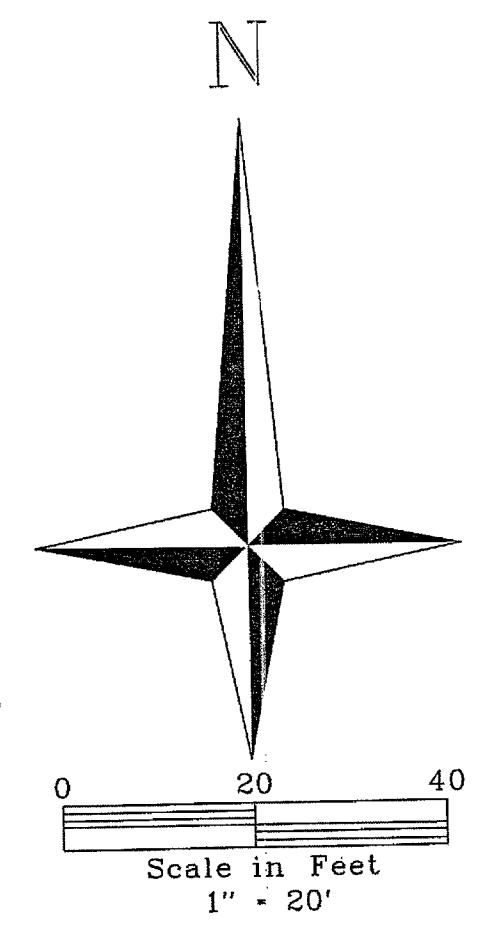
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Canaan Crossing, Lot 2.
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Canaan Crossing, Lot 2, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Respectfully Submitted,

Cecilia Dvorak
Project Planner

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Lighting Cut-sheets
Architect's Statement of Design
Architectural Elevations



GENERAL NOTES:	
LOCATOR NO:	LOT 2 1.02 AC - 44,575 SF
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	EZRA PARTNERS LLC
PREPARED FOR:	KURT ODLE PROGRESS PROPERTY GROUP OFFICE: (636) 441-6100 CELL: (636) 577-1966
PREPARED BY:	VOLZ Incorporated
EXISTING ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT ORDINANCE # 2903
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE
THERE ARE NO TREES LOCATED ON THIS SITE. TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST	
TOPOGRAPHY	MEAN SEA LEVEL DATUM
PROPOSED USES	PROFESSIONAL AND TECHNICAL SERVICE FACILITY PARKING (REQUIRED & PROPOSED)
PROFESSIONAL AND TECHNICAL SERVICE FACILITY	10,000 SF / 1000 SF 10 x 3.3 33 SPACES
PARKING (PROPOSED)	39 SPACES - 2 ACCESSIBLE SPACES
OPEN SPACE - 35% MIN.	LOT 2 - 15610 SF/44,575 SF 35% OPEN SPACE
FLOOR AREA RATIO - 0.55 MAX.	LOT 2 - 10,000 SF/44,575 SF 0.22 FAR
HEIGHT MAXIMUM	40' HEIGHT STRUCTURE
HEIGHT TRASH ENCLOSURE	6' MAXIMUM MOUNTED LIGHTING HEIGHT
SETBACKS:	AS SHOWN ON PLAN
CANAAN CROSSING	PLAT BOOK 365 PAGE 247

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:

- METROPOLITAN ST. LOUIS SEWER DISTRICT
- MONARCH FIRE PROTECTION DISTRICT
- ROCKWOOD SCHOOL DISTRICT
- MISSOURI RIVER WATERSHED
- CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

- MISSOURI AMERICAN WATER COMPANY
- LACLEDE GAS COMPANY
- AMEREN COMPANY
- AT&T
- CHARTER COMMUNICATION

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE SETBACK/BUFFER/EASEMENT AREA ALONG OLIVE STREET ROAD WILL BE DESIGNED TO ACCOMMODATE ALL STORM WATER AND LANDSCAPE REQUIREMENTS OF THE CITY OF CHESTERFIELD

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

SIGNAGE APPROVAL IS A SEPARATE PROCESS

SIDEWALK WILL FULLY COMPLY WITH ADA REQUIREMENTS

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT SECTION PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

RECEIVED
SEP 18 2017
City of Chesterfield
Department of Public Services

ERIC J. KIRBY
PROFESSIONAL LAND SURVEYOR
P.L.S. #200500074

THOMAS J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

VOLZ
Incorporated

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRAILER MANAGEMENT
CONSULTING

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INDL. BLVD.
ST. LOUIS, MO 63132
314.426.6212 MAIN
314.426.0212 FAX
www.volzinc.com
Authority #203

657 SPIRIT AIRPARK WEST DRIVE
CHESTERFIELD, MO 63005

SITE DEVELOPMENT
SECTION PLAN

ORDINANCE
2903

LOCATOR NO: 17W 52 0014
BASE MAP NO. 17 W
PROJECT # 21179

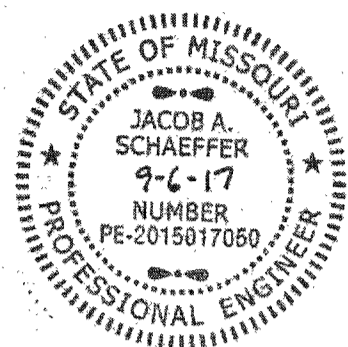
REVISED:
4-10-2017
6-22-2017

03-24-2017

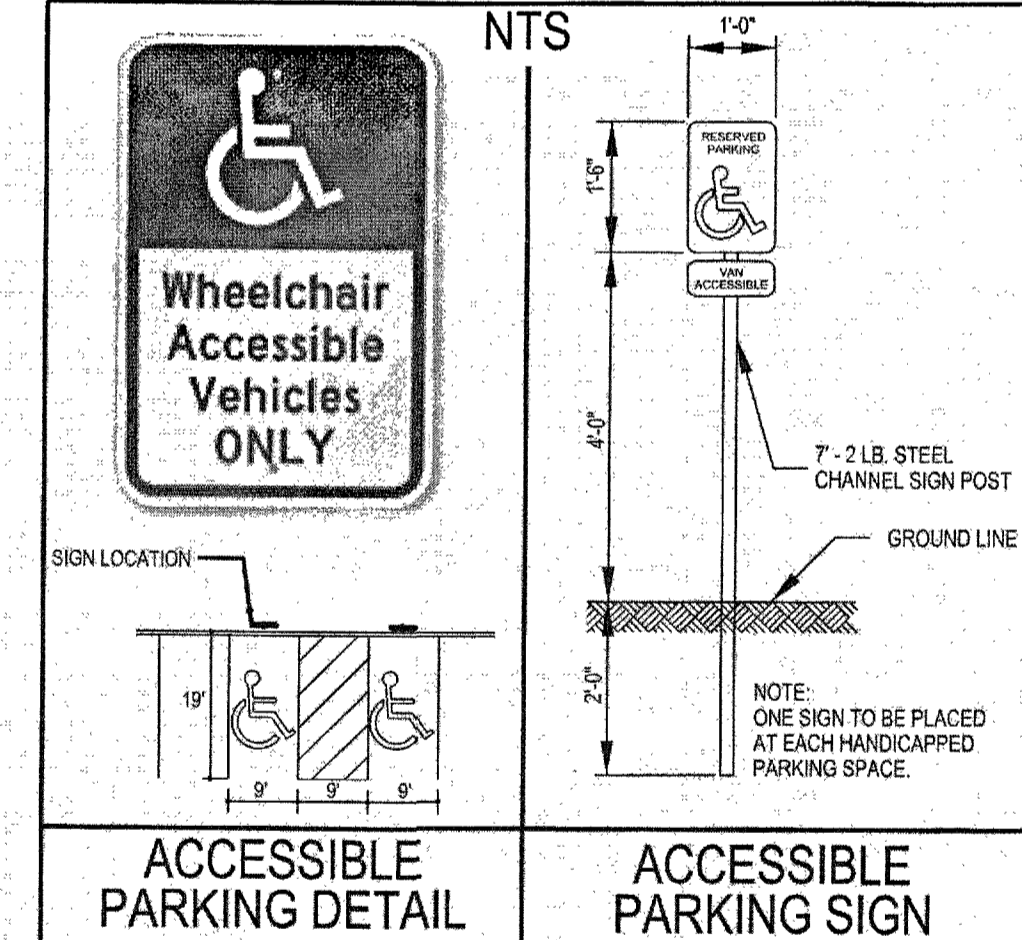
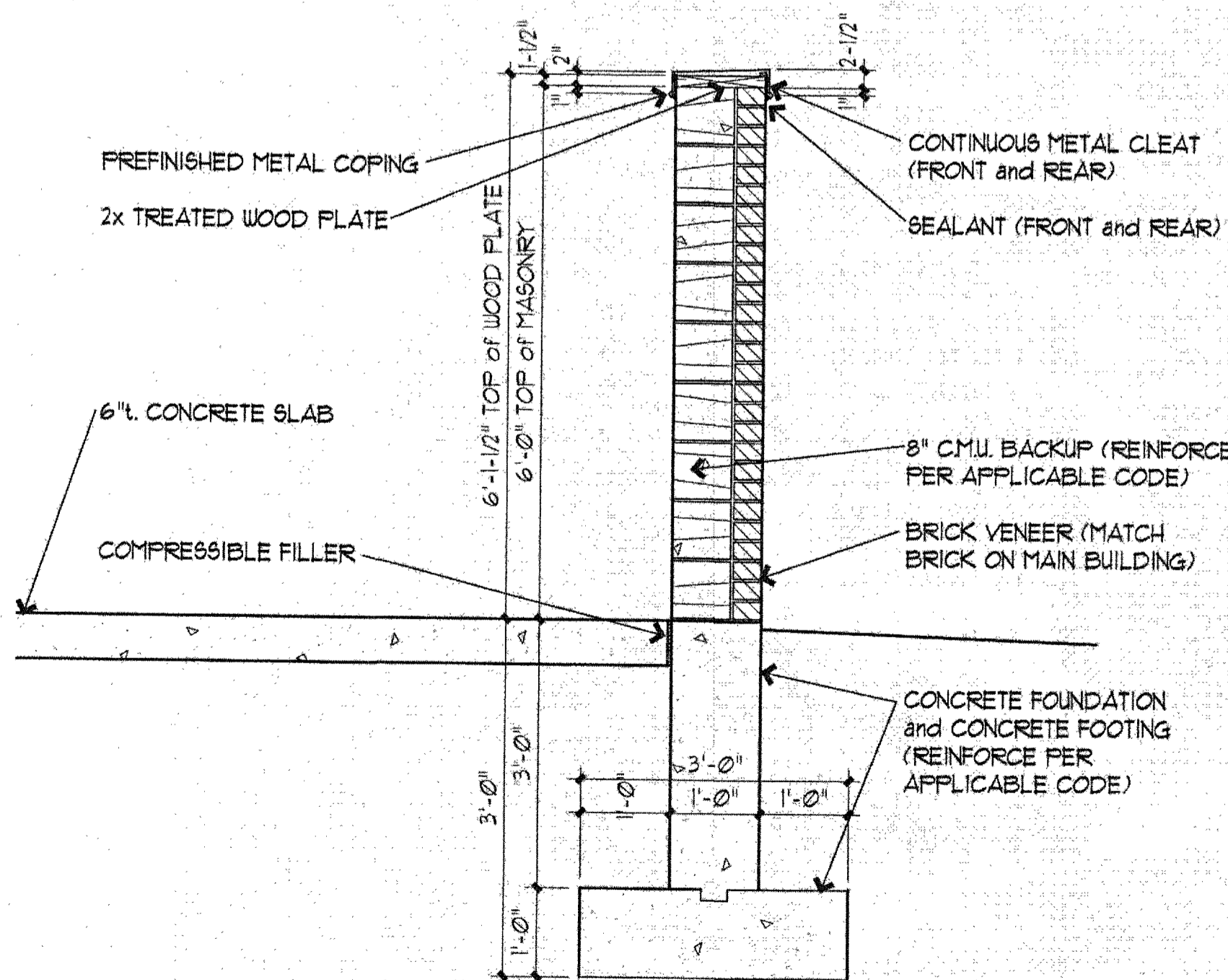
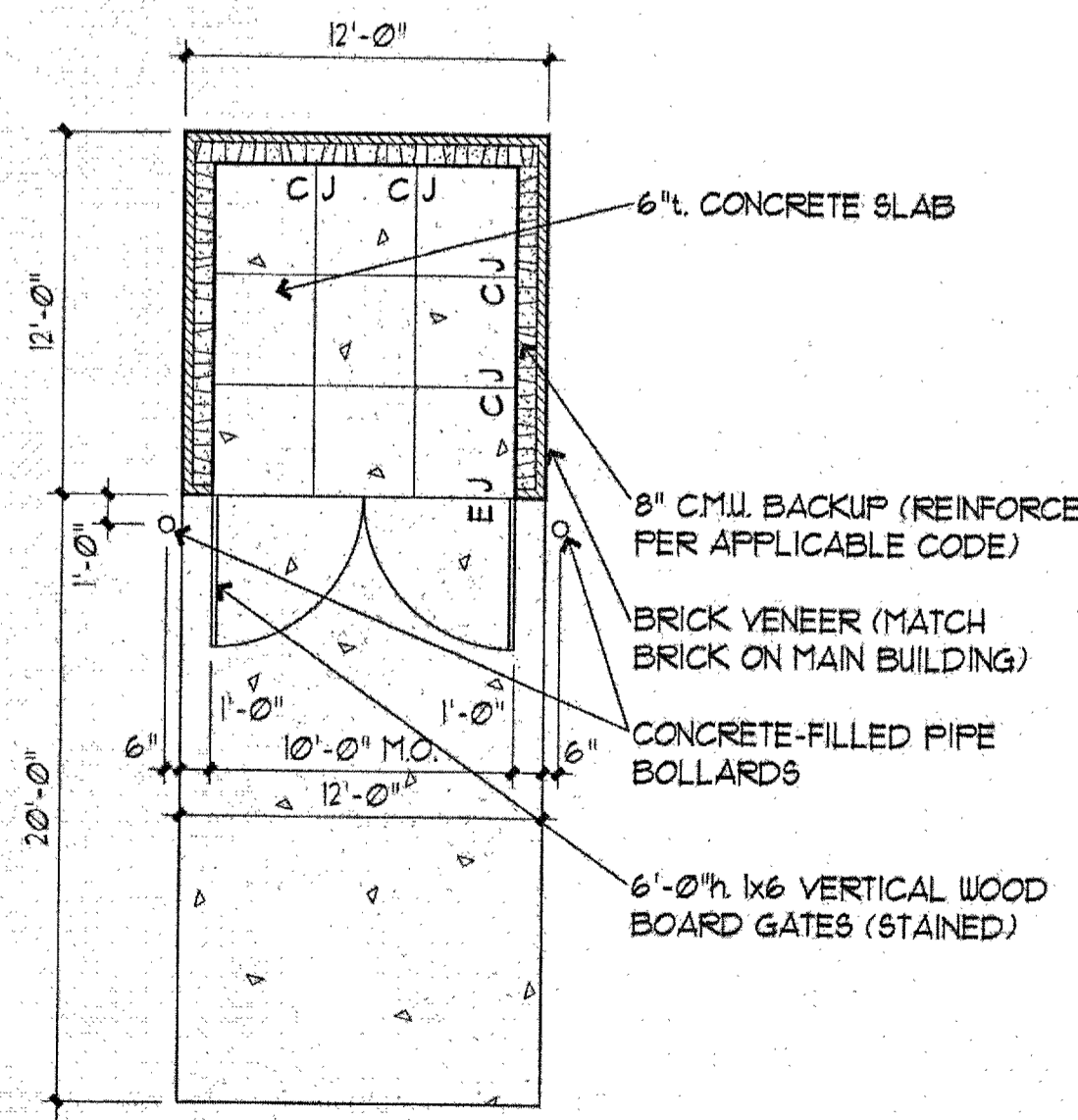
GEOTECHNICAL STATEMENT:

TSI Geotechnical, Inc. HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING JUNE, 2017 FOR THE DEVELOPMENT PROPOSED HEREON. OUR FINDINGS INDICATE THAT THE SOIL-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL & SOIL-RELATED RECOMMENDATIONS SET FORTH IN OUR GEOTECHNICAL STUDY DATED JUNE 9, 2017.

Jack A. Schaff
 ENGINEER, PE 9-6-17
DATE



TRASH ENCLOSURE



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT SECTION PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Timothy J. Meyer
 TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24665

Eric J. Kirby
 ERIC J. KIRBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #200500074

ST. LOUIS COUNTY PROJ.

NEW REVISIONS

3-1-10

Type "3" Curb Ramp (Sidewalk Back of Vertical Curb)

Type "4" Curb Ramp (Parallel Changing Direction)

Section A - A

General Notes

- Do not scale drawing, follow dimensions.
- See Standard Drawing C608.40, "Concrete Curb Ramp Details (Types 1 & 2)" for the remainder of the "General Notes" for this drawing as well as ramp construction details.

Curb Ramp (Type 3 & 4) Length Tables ##

Curb Height	Negative Street Grade								Positive Street Grade									
	0%	+1%	+2%	+3%	+4%	+5%	+6%	+7%	+8%	0%	+1%	+2%	+3%	+4%	+5%	+6%	+7%	+8%
3 in.	3ft-0in	2ft-8in	2ft-5in	2ft-2in	2ft-0in	1ft-11in	1ft-9in	1ft-8in	1ft-8in	3ft-0in	3ft-5in	3ft-11in	4ft-0in	4ft-5in	4ft-11in	5ft-0in	5ft-5in	5ft-11in
4 in.	4ft-0in	3ft-7in	3ft-3in	3ft-0in	2ft-8in	2ft-6in	2ft-5in	2ft-5in	2ft-5in	4ft-0in	4ft-7in	4ft-11in	5ft-0in	5ft-5in	5ft-11in	6ft-0in	6ft-5in	6ft-11in
5 in.	5ft-0in	4ft-6in	4ft-1in	4ft-0in	3ft-8in	3ft-6in	3ft-2in	3ft-1in	3ft-0in	5ft-0in	5ft-5in	5ft-11in	6ft-0in	6ft-5in	6ft-11in	7ft-0in	7ft-5in	7ft-11in
6 in.	6ft-0in	5ft-4in	4ft-10in	4ft-5in	4ft-1in	4ft-1in	3ft-9in	3ft-6in	3ft-0in	6ft-0in	6ft-10in	6ft-11in	7ft-0in	7ft-5in	7ft-11in	8ft-0in	8ft-5in	8ft-11in
7 in.	7ft-0in	6ft-3in	5ft-8in	5ft-2in	4ft-9in	4ft-5in	4ft-1in	4ft-0in	4ft-0in	7ft-0in	7ft-11in	8ft-0in	8ft-5in	8ft-11in	9ft-0in	9ft-5in	9ft-11in	10ft-0in
8 in.	8ft-0in	7ft-2in	6ft-5in	6ft-11in	6ft-5in	6ft-0in	5ft-8in	5ft-8in	5ft-8in	8ft-0in	8ft-11in	9ft-0in	9ft-5in	9ft-11in	10ft-0in	10ft-5in	10ft-11in	11ft-0in

- Indicates Ramp Excess of 15 Feet and May Require Alternate Design as Determined by the Engineer.
 ## - Includes Type 1 Ramp When Located in 4 Inch Raised Monolithic Concrete Island.

AIRPARK CENTRE, LLC, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 100.3 OF THE CITY OF CHESTERFIELD CITY CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): KURT ODLE, MANAGER

ON THIS _____ DAY OF _____, A.D., 2017, BEFORE ME PERSONALLY APPEARED

KURT ODLE, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MANAGER OF AIRPARK CENTRE, LLC A LIMITED LIABILITY CORPORATION IN THE STATE OF MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID MANAGER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

(COUNTY AND STATE)

MY TERM EXPIRES _____

THIS SITE DEVELOPMENT SECTION PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF _____ 2017, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT SECTION PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

JUSTIN WYSE, AICP, PTP
 PLANNING AND DEVELOPMENT
 SERVICES DIRECTOR CITY OF
 CHESTERFIELD, MISSOURI

VICKIE HASS, CITY CLERK
 CITY OF CHESTERFIELD, MISSOURI

KURT ODLE
 PROGRESS PROPERTY GROUP
 1601 COTTLEVILLE PARKWAY
 COTTLEVILLE, MISSOURI 63376
 OFFICE: (636) 441-6100
 CELL: (636) 571-1966

ENGINEERS
 LAND SURVEYING
 TRANSPORTATION
 CONSTRUCTION MANAGEMENT
VOLZ Incorporated
 10848 Indiana, Missouri 63113
 St. Louis, Missouri 63113
 www.volzinc.com
 Authority #203

657 SPIRIT AIRPARK WEST DRIVE
 A TRACT OF LAND IN U.S. SURVEYS 153
 AND 368, TOWNSHIP 45 NORTH, RANGE
 3 EAST, ST. LOUIS COUNTY, MISSOURI

SAINT LOUIS COUNTY
 DEPARTMENT OF HIGHWAYS AND TRAFFIC
 CLAYTON, MISSOURI

**SIDEWALK & CURB RAMP DETAILS
 CONCRETE SIDEWALK AND
 CURB RAMP DETAILS
 (TYPES 3 & 4)**

REVISION DATE: March 1, 2010
 DRAWING
 C608.41

REVISOR: 09-05-2017
 REVISION: 04-10-2017

SITE DEVELOPMENT SECTION PLAN

BASE MAP NO. 17 W
 PROJECT # 21178
 ORDINANCE # 2303

03-24-2017

ZONED "P1"
ORDINANCE 2903
17W 52 0014
EZRA PARTNERS LLC
1360 CARRIAGE CROSSING
CHESTERFIELD, MO 63005

10,000 SF
FF 463.5
LOT 2
1.02 ACRES
HEIGHT 30'
HEIGHT MAX. 40'

ZONED "P1"
ORDINANCE 2903
LOT 1
647 SPIRIT AIRPARK WEST
17W 52 0014
EZRA PARTNERS LLC
1360 CARRIAGE CROSSING
CHESTERFIELD, MO 63005

6' SIDEWALK EASEMENT

5' PROPOSED SIDEWALK

CROSS ACCESS EASEMENT

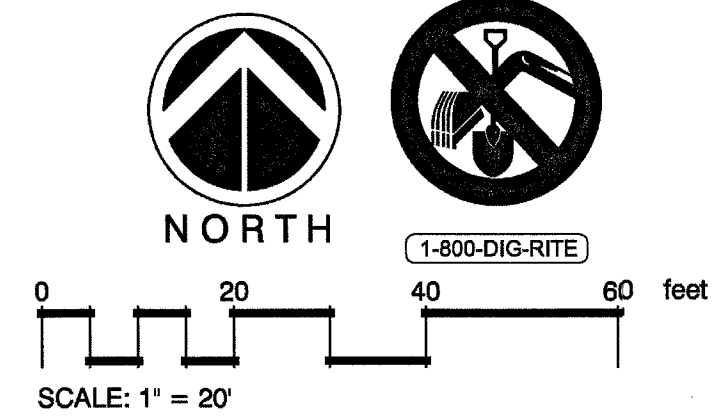
WEST SPIRIT AIRPARK
SPIRIT DRIVE (40' W)

OPEN SPACE - 55% MIN. REQUIRED.
15,610 SQ. FT. / 44,575 SQ. FT. = 55% OPEN SPACE

STREET TREES: 1 per 50 LF FRONTAGE
214.40 LF FRONTAGE @ SPIRIT AIRPARK WEST DRIVE
REQUIRES FIVE (5) TREES @ 2" CALIF. - 5 PROVIDED

TREE MAKEUP:
55% DECIDUOUS CANOPY TREES
25% EVERGREEN TREES
20% ORNAMENTAL TREES

50% FAST GROWING VARIETIES
50% SLOW-MEDIUM GROWING VARIETIES



INDICATES 50' DIA.
FOR PARKING COVERAGE

LANDSCAPE GUIDELINE SPECS:

- GENERAL:
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and items adjacent to public areas. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximately only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RTTE in Missouri).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - State the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on the drawings whose precedence over the material list, it shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract and shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished" side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to pits project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - Transplanted material will not be guaranteed by the landscape contractor.
- PRUNING:
- Lightly prune trees at time of planting. Prune only the crossover limbs, terminal leaders and/or any broken branches. Some interior limbs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A800 standards.
- INSURANCE:
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mulch fabric shall be used beneath all gravel mulch beds. Edge all beds with spaced-out edge unless otherwise noted.
- MAINTENANCE:
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- SIGHT TRIANGLES:
- No landscape material or other obstructions shall be placed or be maintained within the sight triangle area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.
 - All shrubs/perennials within sight triangle zones to be maintained at a maximum height of 24". All trees to be maintained at a clear height from grade of ten (10) feet.

- TOPSOIL:
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio-1:11 topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- TREE MISCELLANEOUS MATERIALS:
- Provide stakes and deadman of sound, red hardwood, free of knots and defects.
 - Tree wrap shall be 4" minimum, designed to prevent barrier damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:
- All disturbed lawn areas to be seeded with a mixture of Turf-Type grasses (300# per acre) and biograce (10# per acre). Lawn areas shall be unconditionally warranted for a period of 10 days from date of final acceptance. The seed shall be replaced.
 - The contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- EROSION CONTROL BLANKET (Where applicable):
- All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, D5 75" or approved equal. Install per manufacturer's recommendations.
- PLUG PLANTING NOTES:
- All plugs to be 4-1/2" deep X 2" diameter minimum.
 - Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
 - Plugs shall be spaced in a triangulated layout approximately 24" on center.
 - Plugs shall be planted through erosion control blanket where appropriate.
 - Obtain plugs from a reputable nursery.
 - Water plugs upon completion of planting so that soil is moist but not saturated.
 - If planting is delayed more than six hours after delivery, store plugs in the shade, protect from frost and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.
- WARRANTY:
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #4 above.
- MISCELLANEOUS:
- All landscape areas & islands shall be provided with a mechanical underground irrigation system (by others). Coordinate landscaping with irrigation contractor.
 - Adjust tree locations for light standards and underground utilities.
 - No trees or other obstructions shall be located within 6'-0" of fire hydrants.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5" Cal.	-- 5.56% OF TOTAL
SL	1	Greenspire Littleleaf Linden / <i>Tilia cordata 'Greenspire'</i>	2.5" Cal.	-- 5.56% OF TOTAL
RPM	2	Redpointe Maple / <i>Acer rubrum 'Frank Jr.'</i>	2.5" Cal.	-- 11.11% OF TOTAL
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal.	-- 11.11% OF TOTAL
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
NS	3	Norway Spruce / <i>Picea abies</i>	6'-7"	-- 16.67% OF TOTAL
REDP	2	Red Pine / <i>Pinus resinosa</i>	6'-7"	-- 11.11% OF TOTAL
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
RB	3	Redbud / <i>Cercis canadensis</i>	2.5" Cal.	-- 16.67% OF TOTAL
RHS	1	Robin Hill Serviceberry / <i>Amelanchier X grandiflora 'Robin Hill'</i>	2" Cal.	-- 5.56% OF TOTAL
STC	3	Sugarbyme Flowering Crab / <i>Malus 'Sutyazam'</i>	2.5" Cal.	-- 16.67% OF TOTAL
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
CH	6	China Boy/Girl Holly / <i>Ilex meserveae 'China Boy/Girl' TM</i>	5 gal	
DY	12	Dense Yew / <i>Taxus media 'Densiformis'</i>	18"-24"	
GCFC	3	Golden Charm False Cypress / <i>Chamaecyparis platifera 'Fillifera 'Golden Charm'</i>	5 gal	
MKL	6	Miss Kim Lilac / <i>Syringa patula 'Miss Kim'</i>	5 gal	
PBA	2	Pinky Bells Abelia / <i>Abelia x 'Pinky Bells'</i>	5 gal	
SSH	6	Strawberry Sundae Hydrangea / <i>Hydrangea paniculata 'Strawberry Sundae'</i>	5 gal	
SMN	4	Summer Wine Ninebark / <i>Physocarpus opulifolius 'Summer Wine'</i>	5 gal	
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
OBS	56	Ozark Blue Star / <i>Amsonia illustris</i>	1 Gal @ 30" OC	
PFPM	63	Party Favor Rose Mallow / <i>Hibiscus lasiocarpus</i>	1 Gal @ 30" OC	
SMN	115	Swamp Milkweed / <i>Asclepias incarnata</i>	2 Qt. @ 24" OC	
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	551	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug at 18" OC	
	271	Great Green Bulrush / <i>Scirpus atrovirens</i>	Plug at 18" OC	
	271	Flowering Star Sedge / <i>Carex grayi</i>	Plug at 18" OC	
	271	Blunt Sedge / <i>Carex muskingumensis</i>	Plug at 18" OC	

REVISIONS	BY
3/4/17	RMM
5/2/17	RMM
7/6/17	RMM

LANDSCAPE TECHNOLOGIES

67 Jacobs Creek Drive
St. Charles, Missouri 63075
Phone: 636-265-0000
Fax: 636-265-0002

REGISTERED LANDSCAPE ARCHITECT #000014

RANDALL W. MARDIS
NUMBER 019

STATE OF MISSOURI

PLANTING PLAN FOR THE PROPOSED
Spirit Service Center-Lot 2
CHESTERFIELD, MISSOURI

DRAWN
R.MARDIS
CHECKED
RMM

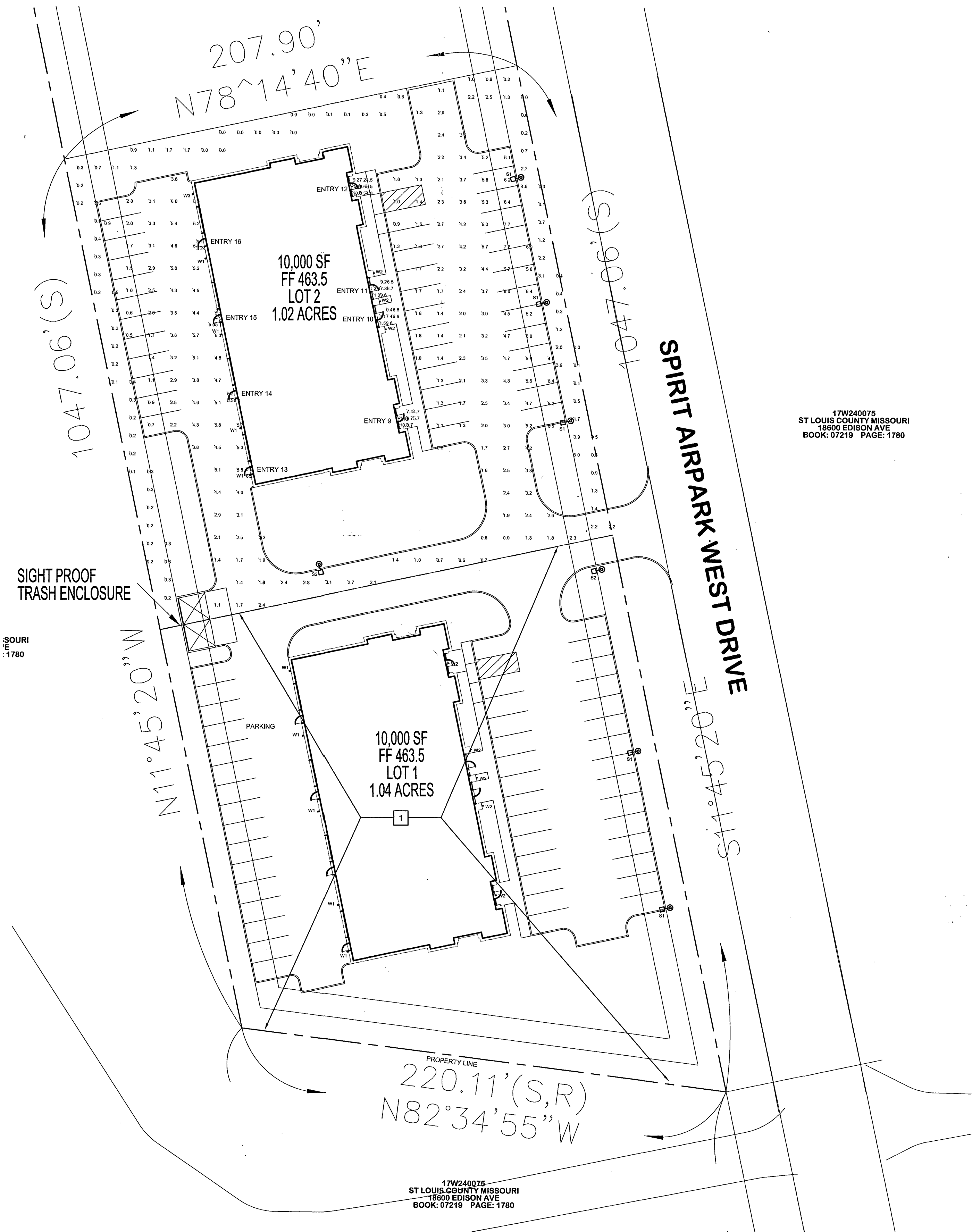
DATE
4/5/17

SCALE
1"=20'-0"

JOB NO.
2016-190

SHEET
L-1

OF TWO SHEETS



17W240075
ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 07219 PAGE: 1780

17W240075
ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 07219 PAGE: 1780

SITE PLAN - PHOTOMETRICS - LOT 2
SCALE: 1" = 30'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☐⊕	S1	5	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEADS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD. Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	18'-0"	48	GLEON-AF-03-LED-E1-SL4-HSS.ies	306.9438	0.95	166
☐⊕	S2	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SWQ	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEADS EACH AND TYPE V WIDE OPTICS. Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	18'-0"	32	GLEON-AF-02-LED-E1-SWQ.ies	400.9783	0.95	113
☐	W1	9	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-01-LED-E1-T4W	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEADS EACH AND TYPE IV WIDE OPTICS. Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	13'-6"	16	GWC-AF-01-LED-E1-T4W.ies	394.7684	0.95	69
☐	W2	10	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	7'-6"	1	XTOR1B-W.ies	1395.79	0.95	12.2
☐	W3	1	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-01-LED-E1-T4FT	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEADS EACH AND TYPE IV FORWARD THROW OPTICS. Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	13'-6"	16	GWC-AF-01-LED-E1-T4FT.ies	398.8694	0.95	69

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Entry 9	+	8.6 fc	13.1 fc	4.7 fc	2.8:1	1.8:1	0.7:1
Entry 10	+	6.3 fc	9.6 fc	1.5 fc	6.4:1	4.2:1	0.7:1
Entry 11	+	6.1 fc	9.6 fc	1.0 fc	9.6:1	6.1:1	0.6:1
Entry 12	+	8.1 fc	13.1 fc	4.5 fc	2.9:1	1.8:1	0.6:1
Entry 13	+	6.0 fc	6.2 fc	5.8 fc	1.1:1	1.0:1	1.0:1
Entry 14	+	5.2 fc	5.5 fc	5.0 fc	1.1:1	1.0:1	0.9:1
Entry 15	+	5.0 fc	5.1 fc	4.9 fc	1.0:1	1.0:1	1.0:1
Entry 16	+	5.0 fc	5.2 fc	4.8 fc	1.1:1	1.1:1	1.0:1
Inside Property Line	+	0.8 fc	5.1 fc	0.0 fc	N/A	N/A	0.2:1
Parking & Roadway	+	3.4 fc	7.7 fc	0.5 fc	15.4:1	6.8:1	0.4:1

PLAN NOTES - POWER & SYSTEMS

- 1. LOT 1 SUBMITTED UNDER SEPARATE DRAWINGS DATED 1/13/2017.

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631-465-3737 PROJECT NUMBER: 2017-0018.00
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MISSOURI STATE CERTIFICATE OF AUTHORITY # 20020867

AIRPARK CENTRE (BUILDING 2)
(SPIRIT SERVICE CENTER - LOT 2)
647 Spirit Airpark West Drive
Chesterfield, Missouri 63005

SEAL
STATE OF MISSOURI
KEVIN S. GRIESEMER
PROFESSIONAL ENGINEER
NUMBER PE-23628
04-11-2017

REVISIONS
Lighting Revision 04-27-2017

JOB NO: 2017-0018.00
DRAWN BY: AWL
CHECKED BY: KSG
DATE: 04-11-2017

SHEET NO.
E1.0
SITE PLAN
PHOTOMETRIC



April 24, 2017

Architectural Review Board
City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

**Re: Architect's Statement
Airpark Centre (Building 2)**

Dear members of the Architectural Review Board,
The following is the Architect's Statement for the Airpark Centre (Building 2), located at 657 Spirit Airpark West Drive.

The Site:

Physical features and Access:

The 1.02 acre project site will contain a one story, 10,000 square foot service building. The site is adjacent to a 1.06 acre undeveloped site (located to the south of the project). Both sites will share a single entry drive off of Spirit Airpark West Drive. The site has a very gentle slope from north to south and will contain a detention pond on the south side of the property. The adjacent properties are all undeveloped with very few trees or shrubs.

Site Relationship & Circulation:

The site which is accessed off of Spirit Airpark West Drive, contains parking in the front and the rear of the building but will be screened from the street, adjacent neighbors, and the building with layers of landscape buffers. Mechanical equipment will be located on the 2 side elevations of the building but will be screened with a 6' high brick wall with cast stone cap that naturally extrudes from the brick/cast stone walls of the building. The trash dumpster will also be screened with a similarly designed brick wall with stained wood swinging gates, which tucks in quietly at the rear of the property. The type and location of site and building lighting fixtures were designed to reduce excess glare into the neighboring properties. Many of the fixtures are indirect fixtures and will be located within the entry alcoves or back from the main face of the building, which allows the mass of the building to shield the glare from the side neighboring properties.

Topography & Retaining walls:

The natural topography is relatively level and will not require any retaining walls. The storm water management systems includes a bio-retention basin to handle water quality, and will be approved by the City and MSD.

The Building:

Materials:

The materials on the building include one color of brick, accent bands of light colored cast stone trim, one light color of EIFS, darker architectural shingles, clear aluminum storefront window and door frames with bluish gray tinted glazing. Light colored aluminum gutters, downspouts and entry canopies will complement the light colored EIFS and cast stone.

Scale & Design:

The one story building is appropriately scaled to the few buildings that are near the area, and matches the architecture of the building that is proposed to be built to the south of the site. In order to break down the scale of the building, taller masonry entry masses were created at the 2 front corners. The building is further broken down to a human scale with simple lower horizontal entry canopies that are integrated with the recessed entries or brick and cast stone pilaster entries. Lastly, a light colored cast stone trim was used as a linear thread that weaves throughout the building and acts as a unifying element that further breaks down the masses, forms an edge between the masonry (foreground mass) and EIFS (background mass), and ties all of the building elements together.

Landscape design and screening:

The required number of trees has been provided and, along the street frontage, have been located to provide shade at strategic points while also allowing "view corridors" into the site. Landscaping is also added to the buildings to buffer the spaces between this and the adjacent building.

The plant palette, designed for low maintenance, has been selected from Chesterfield's list of approved trees. The chosen plants also provide pollinators (especially at the bio-retention pond) and seasonal color & texture throughout the site.

Signage:

The signage shall be secondary to the architectural design, in order to not distract from the building architecture. Signage shall be designated in the area directly above the entry canopies. Address signage shall consist of individual aluminum numbers mounted directly to the top edge of the entry canopies.

Lighting standards:

The parking areas will be illuminated by full cutoff, low profile, LED roadway fixtures and equipped with house side shields where located at property lines to minimize glare and light trespass. Total fixture height is 18'-0" above finished grade. Building entries will incorporate a combination of full cutoff, low profile, LED surface mounted accent fixtures and recessed LED can lighting. Service bays will incorporate full cutoff, low profile, LED surface mounted accent fixtures. Foot candles at parking and drive areas are 0.5 minimum and 3.4 average. Maximum foot candles at the property lines are at 0.4 or below with most areas at 0.0. Average foot candles at all building entries are above 5.0.

Sincerely,
mw Weber Architects



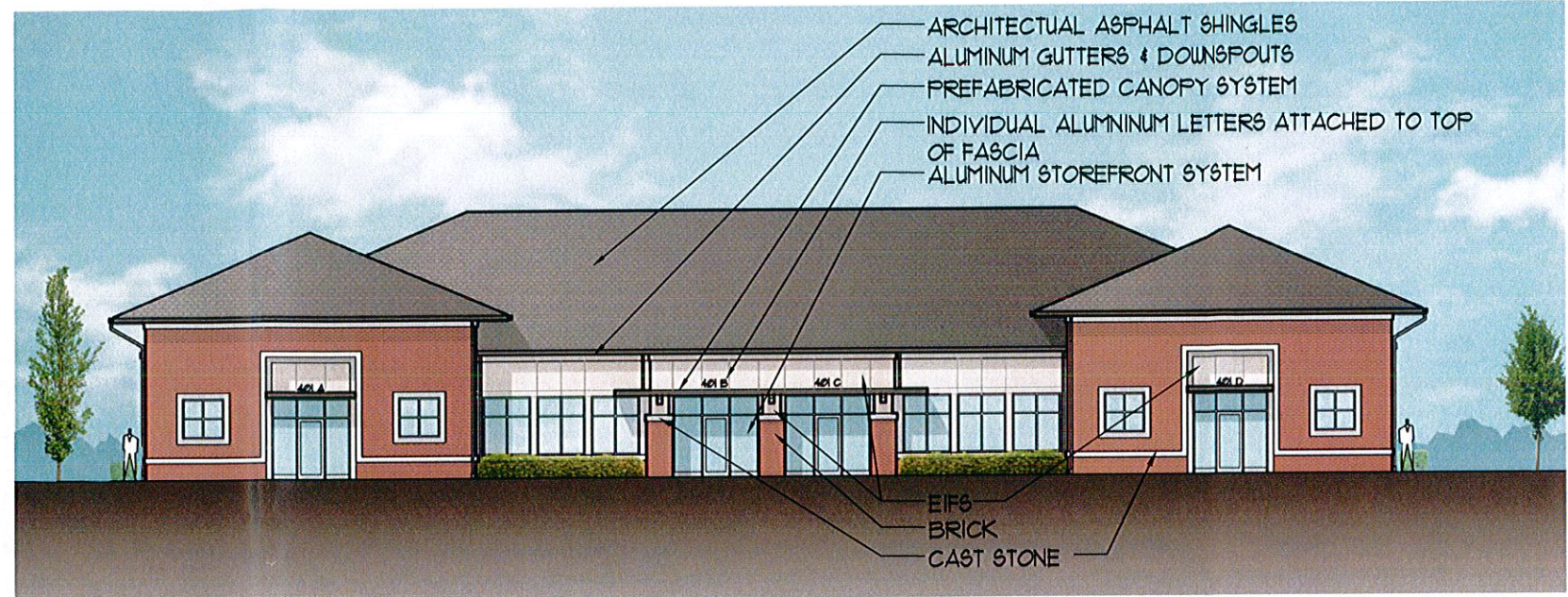
Michael J. Reardon
Project Manager

AIRPARK CENTRE (BUILDING 2)

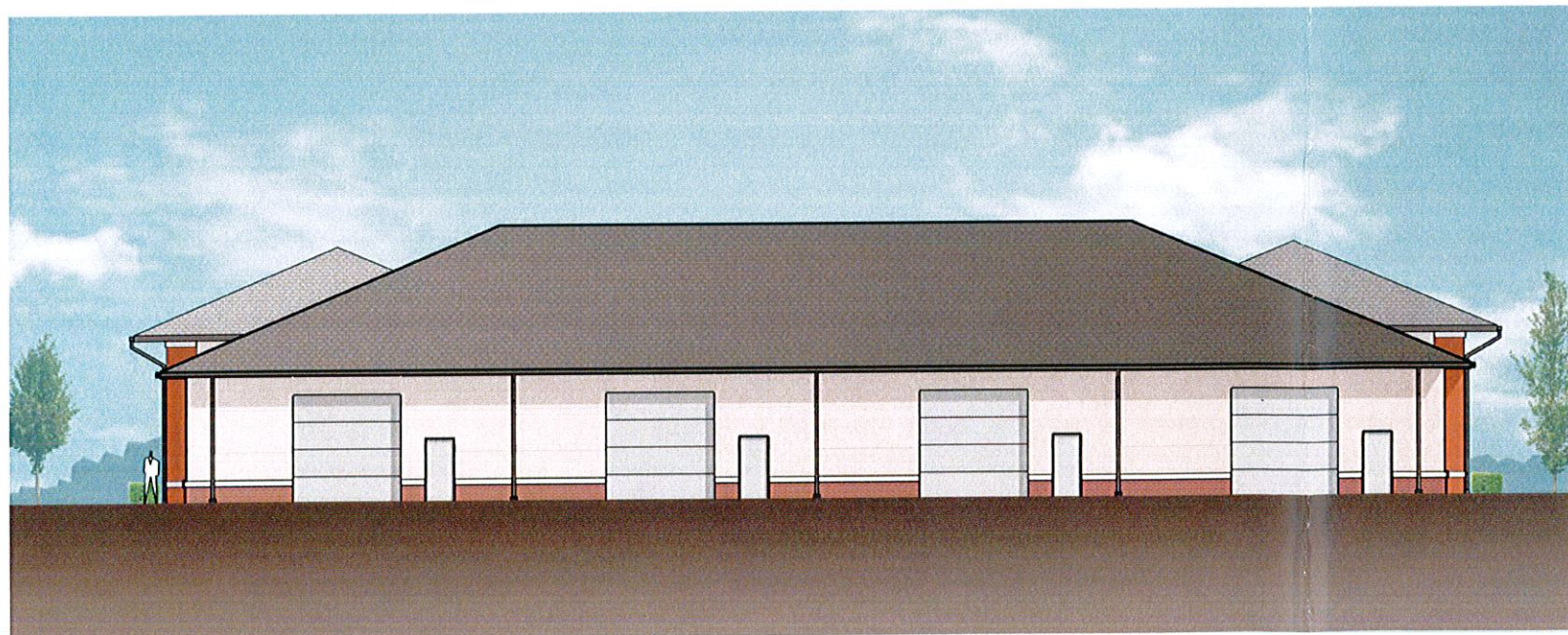
Chesterfield, Missouri



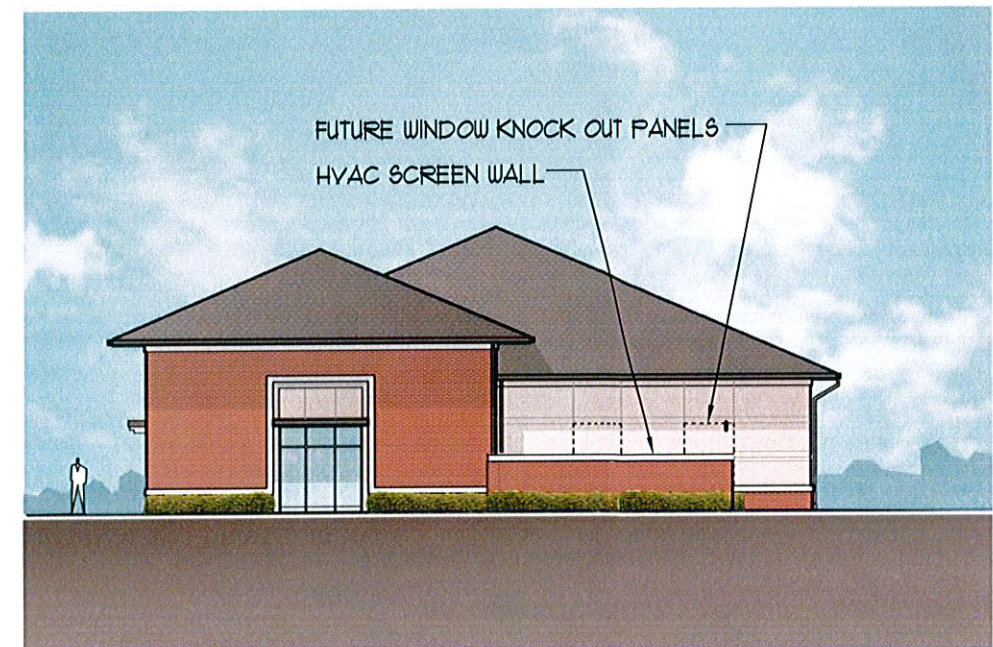
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

Scale: 1" = 20'-0"

RECEIVED
 SEP 18 2017
 City of Chesterfield
 Department of Public Services

mw
 weber
 architects

636.519.1400

24 APRIL 2011
 11036